



HILFIELD LANE, ALDENHAM
GUIDE PRICE £800,000 FREEHOLD

HILFIELD LANE

Aldenham, Hertfordshire WD25 8AJ

A well presented extended three bedroom semi-detached family home located in the highly regarded village of Aldenham.

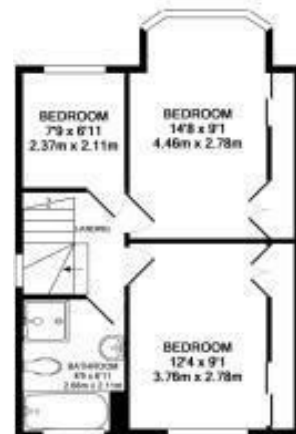
Briefly comprising from two large reception rooms with wood flooring, fitted kitchen, guest w/c, two double bedrooms with fitted wardrobes, one single bedroom and a family bathroom with separate shower cubicle.

This property offers plenty of scope to extend/develop the loft / rear / side subject to planning.


Externally the property benefits from a lovely private rear garden with a large shed, double garage & front drive with off street parking for 5/6 vehicles.

- Stunning Views
- 3 Bedrooms
- Double Garage
- Potential to extend STP
- Ample Off Street Parking
- Village Location





TOTAL APPROX. FLOOR AREA 1325 SQ. FT. (123.1 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C		63	
(55-68) D			
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(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	